



SALES & LETTINGS



THE MANOR
PRIVATE PARKING
RESIDENTS
ONLY

PRIVATE PROPERTY
NO PARKING OR TURNING
THANK YOU

Church Road, Churchdown, Gloucester
Gloucestershire GL3 2HT

£175,000

- Well Proportioned Retirement Flat
- Village Location
- Over 55's Only
- Lovely Views from Balcony
- Lounge/Diner
- Warden On site
- Residents Lounge and Visitor Area
- On site Laundrette

The Property

****Charming 2-Bedroom First Floor Flat in Sought-After Over 55s Development – Churchdown Village**** Situated in the highly desirable 'The Manor' development in the heart of Churchdown Village, this delightful two-bedroom Flat is offered to the market with no onward chain, presenting an excellent opportunity for comfortable and convenient living.

The property welcomes you with an entrance hall leading into a light and spacious lounge/dining room, complete kitchen and private balcony. There are two generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes, while the second bedroom offers flexible space for guests or hobbies.

A spacious bathroom is in need of some modernising. Additional features include a new combination gas central heating boiler housed in the airing cupboard, ensuring efficiency and peace of mind. Outside, the flat enjoys its own private balcony, perfect for relaxing while overlooking the beautifully maintained communal gardens and near by Chosen Hill. Residents of The Manor benefit from a welcoming community atmosphere, including a communal lounge hosting social events, visitors accommodation for friends and family, communal parking (first-come, first-served).

Ideally located on Church Road, the property is just a short distance from a variety of local shops, amenities, and regular bus services to Cheltenham and Gloucester.

This property offers a wonderful blend of comfort, convenience, and community living which is perfect for those looking to enjoy a relaxed and well-connected lifestyle.

Leasehold Details 125 years from 1987 - 86 years remaining

Service charge approximately - £402 per quarter

Buildings Insurance - £130.00 per annum



Situation

Churchdown is a highly sought-after village in Gloucestershire, offering an excellent quality of life for families and professionals. The area boasts a range of amenities, including local shops, cafes, bars, doctors surgery/chemists and community facilities, as well as outstanding schools. Surrounded by beautiful countryside, residents can enjoy scenic walks, parks, and outdoor activities. With easy access to Gloucester, Cheltenham, and major transport links, Churchdown combines village charm with modern convenience, making it an ideal place to live.

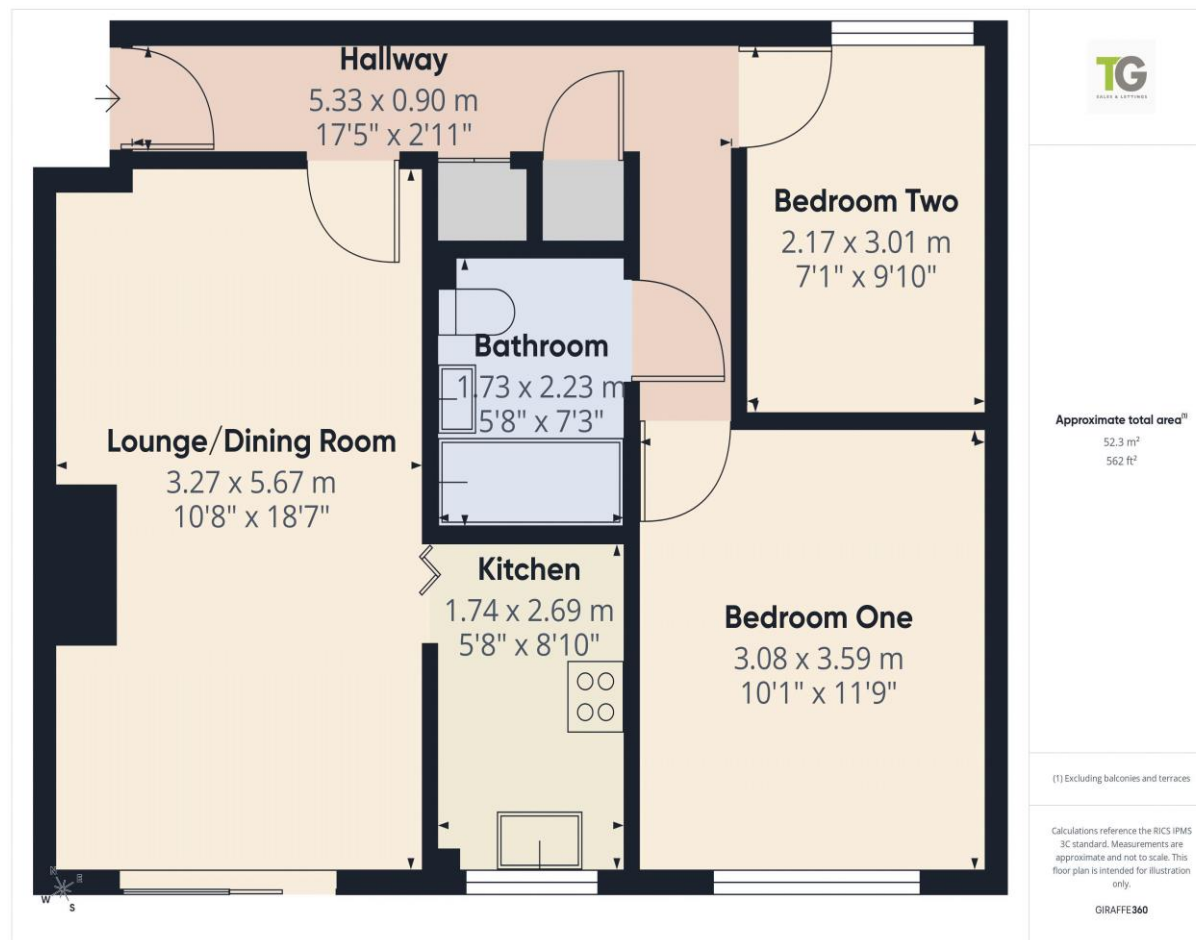
Tenure Leasehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band B





Head Office
TG Sales & Lettings
6 Blacksmith Lane
Churchdown
Gloucestershire
GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.



SALES & LETTINGS